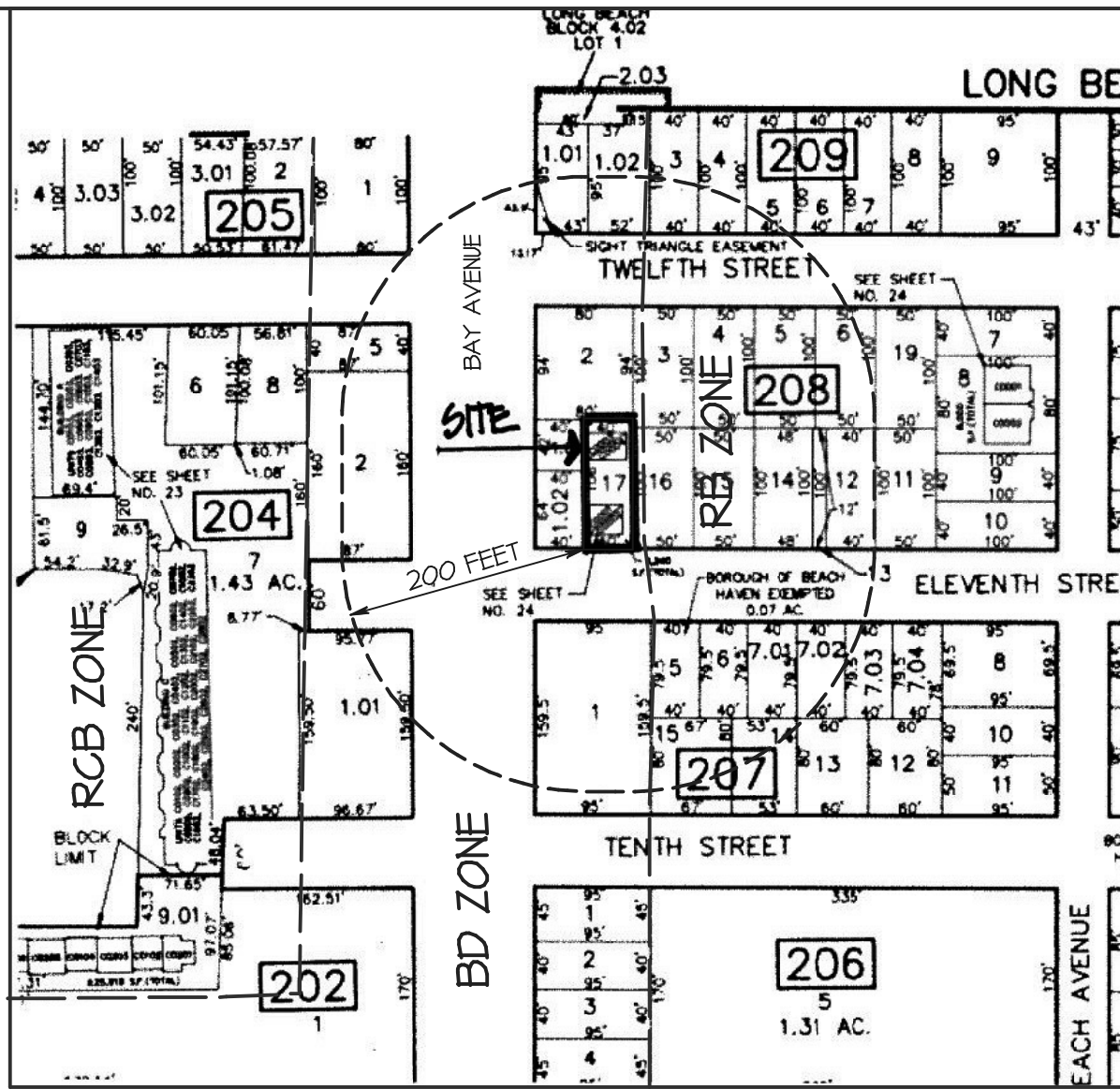


LIST OF PROPERTY OWNERS WITHIN 200 FT.



ZONING KEY MAP
SCALE: 1" = 150'

GENERAL NOTES

- 1) OUTBOUND AND TOPOGRAPHIC INFORMATION SHOWN HEREON PER A SURVEY BY JOHN W. LORD PROFESSIONAL LAND SURVEYOR 6.S. #52455, DRAWING No. 32200, DATED 10/19/2021.
 - 2) THERE ARE NO KNOWN ENVIRONMENTAL ISSUES ON THIS SITE.
 - 3) ROOF LEADERS ARE TO BE DIRECTED TO REAR OR TO RIGHT OF WAY, WHERE POSSIBLE STORM WATER RUN OFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
 - 4) EXISTING UTILITY CONNECTIONS TO BE USED.
 - 5) NO TREES ARE TO BE REMOVED.
 - 6) PROPERTY APPEARS TO BE IN THE "AE B" ZONE BASE FLOOD ELEV. & O. FINAL DETERMINATION WOULD DEPEND ON FINAL MAPPING OF F.E.M.A.
 - 7) ALL BUILDING DIMENSIONS SHOWN ARE PER ARCHITECTURAL PLANS.
 - 8) NO CHANGES IN EXISTING LOT GRADING ARE PROPOSED.
 - 9) FINISHED FLOOR ELEVATIONS PER ARCHITECTURAL PLANS.
 - 10) NO SUMP PUMP OUTLET SHALL DRAIN OR BE PUMP DIRECTLY OR INDIRECTLY ONTO A SIDEWALK OR PUBLIC STREET. A SUMP PUMP OUTLET MUST BE TERMINATED WITHIN THE AREA OF THE LOT ON WHICH IT IS LOCATED.
 - 11) CURBS AND DRIVEWAY APRONS IF ANY SHALL BE CONSTRUCTED PURSUANT TO MUNICIPAL STANDARDS.
 - 12) WHERE REQUIRED BY MUNICIPAL ORDINANCE A BUILDING HEIGHT CERTIFICATION IS REQUIRED PRIOR TO THE INSTALLATION OF THE FINISHED ROOF. BUILDING HEIGHT IS MEASURED AS PER MUNICIPAL ORDINANCES.
 - 13) AN AS-BUILT SURVEY IS REQUIRED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
 - 14) HOUSE #224.
 - 15) THE PURPOSE OF THIS PLAN IS TO LEGALIZE AN EXISTING NON-PERMITTED USE IN THE BD ZONE AND TO ADD A THIRD FLOOR TO THE EXISTING REAR TWO UNIT CONDOMINIUM AND THEN CONVERT THE EXISTING FIRST FLOOR CONDOMINIUM UNIT TO STORAGE IN ORDER TO MAKE THE EXISTING BUILDING CONFORM TO THE PROPOSED FLOOD ELEVATION. THE REAR BUILDING WILL REMAIN A TWO UNIT CONDOMINIUM BUILDING.
 - 16) PARKING FOR THE FRONT BUILDING IS UNDERNEATH.
- VARIANCES REQUESTED:**
- 1) ORD. SECTION 212-13(E)(2) - MINIMUM REQUIRED LOT AREA FOR MULTI-FAMILY HOUSING (THREE OR MORE UNITS) = 12,000 SF. 4,240 SF. EXISTING NON-CONFORMING CONDITION.
 - 2) ORD. SECTION 212-13(E)(2) - MINIMUM REQUIRED LOT WIDTH FOR MULTI-FAMILY HOUSING (THREE OR MORE UNITS) = 120 FT. 40 FT. EXISTING NON-CONFORMING CONDITION, VARIANCE REQUESTED.
 - 3) ORD. SECTION 212-13(A)(4)(b) - EACH TWO-BEDROOM UNIT SHALL HAVE A MINIMUM HABITABLE AREA OF 115 SF PER 120 SF OF LAND WHEREAS 828.9 SF IS THE MINIMUM REQUIRED AND 704 SF/- EXISTS AND IS PROPOSED FOR UNITS C & D. A SPECIAL REASONS /D VARIANCE IS REQUESTED FOR DEFICIENT FLOOR AREA OF EACH UNIT.
 - 4) ORD. SECTION 212-13(A)(4)(b) - TOTAL HABITABLE AREA OF THE MULTI-FAMILY CONSTRUCTION, WHICH CONSISTS OF TWO(2) BUILDINGS, SHALL NOT EXCEED 50% OF THE TOTAL LAND AREA OF THE LOT ON WHICH THE PROJECT IS SITUATED, WHEREAS THE APPROXIMATE TOTAL FLOOR AREA OF ALL HABITABLE UNITS ON-SITE IS 2,864 SF/-, AND 2,120 SF IS THE MAX PERMITTED. A SPECIAL REASONS /D VARIANCE IS REQUESTED FOR EXCESSIVE FLOOR AREA RATIO.
 - 5) ORD. SECTION 212-13(A)(4) - A SPECIAL REASONS /D VARIANCE IS REQUESTED FOR PROPOSED EXPANSION OF A NON-CONFORMING USE.
 - 6) ORD. SECTION 212-13(E)(3) - PROPOSED SIDE YARD SETBACK TO UNITS C/D IS 1.65 FT WHERE 5 FT IS REQUIRED. A VARIANCE IS REQUESTED FOR THE SECOND FLOOR ADDITION NOT MEETING THE REQUIRED SETBACK.
 - 7) ORD. SECTION 212-13(E)(5) - EXISTING FRONT YARD SETBACK IS 11.7 FT WHERE 15 FT IS REQUIRED. THIS IS AN EXISTING NON-CONFORMING CONDITION, VARIANCE REQUESTED.

SCHEDULE OF BUILDING LOT COVERAGES
EXISTING FRONT BLDG LOT COVERAGE = 1,078 S.F.
EXISTING REAR BLDG LOT COVERAGE = 834 S.F.
ENCROACHMENT BLDG LOT COVERAGE = 63 S.F.
TOTAL = 1,980 S.F. (46.1 %)
PROPOSED FRONT BLDG LOT COVERAGE = 1,078 S.F.
PROPOSED REAR BLDG LOT COVERAGE = 914 S.F.
ENCROACHMENT BLDG LOT COVERAGE = 63 S.F.
TOTAL = 2,055 S.F. (48.5 %)

SCHEDULE OF IMPERVIOUS AREAS
EXISTING FRONT BLDG IMPERVIOUS AREA = 1,078 S.F.
EXISTING REAR BLDG IMPERVIOUS AREA = 834 S.F.
ENCROACHMENT BLDG IMPERVIOUS AREA = 63 S.F.
TOTAL = 1,980 S.F. (46.1 %)
PROPOSED FRONT BLDG LOT IMPERVIOUS = 1,078 S.F.
PROPOSED REAR BLDG LOT IMPERVIOUS = 914 S.F.
ENCROACHMENT BLDG LOT IMPERVIOUS = 63 S.F.
PROP 3 PARKING SFC. IMPERVIOUS AREA = 486 S.F.
TOTAL = 2,541 S.F. (54.1 %)

SCHEDULE OF MINIMUM ZONING REQUIREMENTS

BD ZONE (RC MULTIFAMILY)	REQUIRED	EXIST/PROPOSED
MINIMUM LOT AREA	12,000 S.F.	4,240 S.F.*
MINIMUM LOT WIDTH	120 FT	40 FT*
MIN. FRONT SETBACK	15 FT	11.7 FT*
MIN. REAR SETBACK	25 FT	1.65 FT*
MIN. SIDE SETBACK	5 FT	1.65 FT*
MAX BLDG COVERAGE (PRINCIPAL)	75%	48.5%
MAX BLDG COVERAGE (ACCT)	20%	N/A
MAX IMPERVIOUS COVERAGE	75%	54.1%
MAX. BLDG. HEIGHT	35 FT	32.55 FT

*= EXISTING NON-CONFORMING CONDITION

- LEGEND**
- x 2.0 = EXIST ELEVATION
 - - - 4 - - - EXISTING CONTOUR
 - x(3.5) = PROPOSED ELEVATION
 - - - 4 - - - PROPOSED CONTOUR
 - - - - - SURFACE RUNOFF DIRECTION

GRADING PLOT PLAN
& VARIANCE APPLICATION PLAN
LOT 17 BLOCK 208
ON THE
BOROUGH OF BEACH HAVEN
TAX MAP
BOROUGH OF BEACH HAVEN
OCEAN COUNTY, NEW JERSEY

REVISED PER BOROUGH OF BEACH HAVEN REVIEW. 03/08/2022
REVISED BUILDING HEIGHT DATA. 02/22/2022
REVISED PLAN, ADDED ZONING DATA. 12/27/2021

PROJECT NO. 32200

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JOHN W. LORD NJPELS 32455
DATE 10/19/2021

DRAWN BY: RGM